

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Savanna Oaks Properties, LLC, a Florida limited liability company, by and through Prosperity Development Group, Inc., a Florida Corporation, its Managing Member, hereby certifies that it is the owner of the property described on the plat of Savanna Oaks and hereby dedicates as follows:

**RIGHTS OF WAY, COMMON AREA, DRAINAGE, UTILITY AND LANDSCAPE EASEMENTS, PRESERVATION AREAS AND STORMWATER MANAGEMENT TRACTS**

- The 37 foot Right of Way of N.E. Savanna Road shown on this plat of Savanna Oaks shall be conveyed by warranty deed to Martin County for the use and benefit of the public.
- The Streets and Rights of Way shown on this plat of Savanna Oaks and designated as Private, are hereby declared to be the property of Savanna Oaks Homeowners Association, Inc. (hereinafter Association), and shall be conveyed by deed to the Association for access and utility purposes (including CATV), and shall be maintained, repaired, and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty or liability for any private streets and rights of way designated as such on this plat.
- The Common Area shown on this plat of Savanna Oaks, is hereby declared to be the property of Savanna Oaks Homeowners Association, Inc. (hereinafter Association), which shall be conveyed by deed to the Association and may be used for utility (including CATV) purposes, also for access and recreation purposes, and shall be maintained by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty or liability for any common areas designated as such on this plat.
- The Stormwater Management Tracts shown on this plat of Savanna Oaks, and designated as such on this Plat, are hereby declared to be the property of Savanna Oaks Homeowners Association, Inc. (hereinafter Association), and shall be conveyed by deed to the Association for stormwater purposes, and all stormwater facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Stormwater Management Tracts designated as such on this Plat.
- The 10 foot and 15 foot Drainage, Utility and Landscape Easements shown on this plat of Savanna Oaks, and designated as such on this Plat, are hereby declared to be the property of the Savanna Oaks Homeowners Association, Inc. (hereinafter Association) and shall be conveyed by deed to the Association for drainage, utility and landscape purposes, and all drainage and landscape facilities located therein shall be maintained, repaired and replaced by the Association. Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Drainage, Utility and Landscape Easements designated as such on this Plat.
- The 10 foot and 24 foot by 34 foot Utility Easements shown on this plat of Savanna Oaks, and designated as such on the Plat, are hereby declared to be the property of the Savanna Oaks Homeowners Association, Inc. (hereinafter Association) and shall be conveyed by deed to the Association for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the Board of County Commissioners of Martin County, Florida. Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for any Utility Easement designated as such on this Plat.
- The 7.5 foot Drainage Easement shown on this plat of Savanna Oaks, and designated as such on this Plat, are hereby declared to be the property of the Savanna Oaks Homeowners Association, Inc. (hereinafter Association) and shall be conveyed by deed to the Association for drainage purposes, and all drainage facilities located therein shall be maintained, repaired and replaced by the Association. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Drainage Easement designated as such on this Plat.
- The Preservation Areas as shown on this plat of Savanna Oaks are hereby declared to be property of Savanna Oaks Homeowners Association, Inc. (hereinafter Association), and are further declared to be private preservation areas, which shall be conveyed by deed to the Association for preservation purposes and shall be maintained by the Association in accordance with the Preserve Area Management Plan (PAMP) approved by Martin County. No construction in, or alteration or destruction of, the preservation areas shall occur, except as specified within the PAMP approved by the Board of County Commissioners of Martin County, Florida. Martin County has regulatory authority over, but shall bear no responsibility, duty, or liability for, any Preservation Areas designated as such on this Plat.

SIGNED this 21 day of October, 2004 on behalf of said limited liability company by its Managing Member.

Savanna Oaks Properties, LLC.  
Prosperity Development Group, Inc., its Managing Member  
By: David R. Giunta  
David R. Giunta, its President

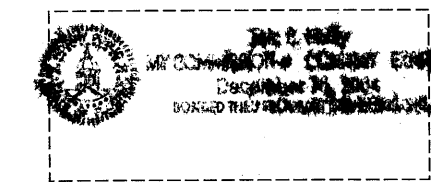
Witness Lee Sulzer  
Print Name LEE SULZER  
Witness Janina M Roberts  
Print Name JANINA M ROBERTS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared David R. Giunta, to me well known to be the President of Prosperity Development Group, Inc., Managing Member of Savanna Oaks Properties, LLC, a Florida limited liability company, and he acknowledged that he executed such Certificate of Ownership and Dedication as such officer of said corporation and that the seal affixed is the corporate seal of said corporation and that it was affixed by due and regular corporate authority, and that it is the free act and deed of said corporation. He is [X] personally known to me.

Eric B. Holly  
ERIC B. HOLLY  
Notary Public, State of Florida at Large  
Commission No: CC984527  
My commission expires: December 16, 2004



**ACCEPTANCE OF DEDICATIONS**

The Savanna Oaks Homeowners Association hereby accepts the dedication and/or reservations set forth in the Certificate of Ownership and Dedications, and hereby accepts its maintenance obligations for the same.

Dated this 21 day of October, 2004.

Savanna Oaks Homeowners Association, Inc.  
A Florida corporation not-for-profit  
By: David R. Giunta  
David R. Giunta, President

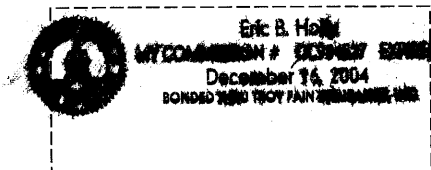
Witness Lee Sulzer  
Print Name LEE SULZER  
Witness Janina M Roberts  
Print Name JANINA M ROBERTS

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

Before me, the undersigned notary public, personally appeared David R. Giunta to me well known to be the President of the Savanna Oaks Homeowners Association, Inc., a Florida corporation not-for-profit, and he acknowledged that he executed the foregoing Acceptance of Dedications as such officer of said organization and that the seal affixed is the corporate seal of said organization and that it was affixed by due and regular authority, and that it is the free act and deed of said organization. He is [X] personally known to me.

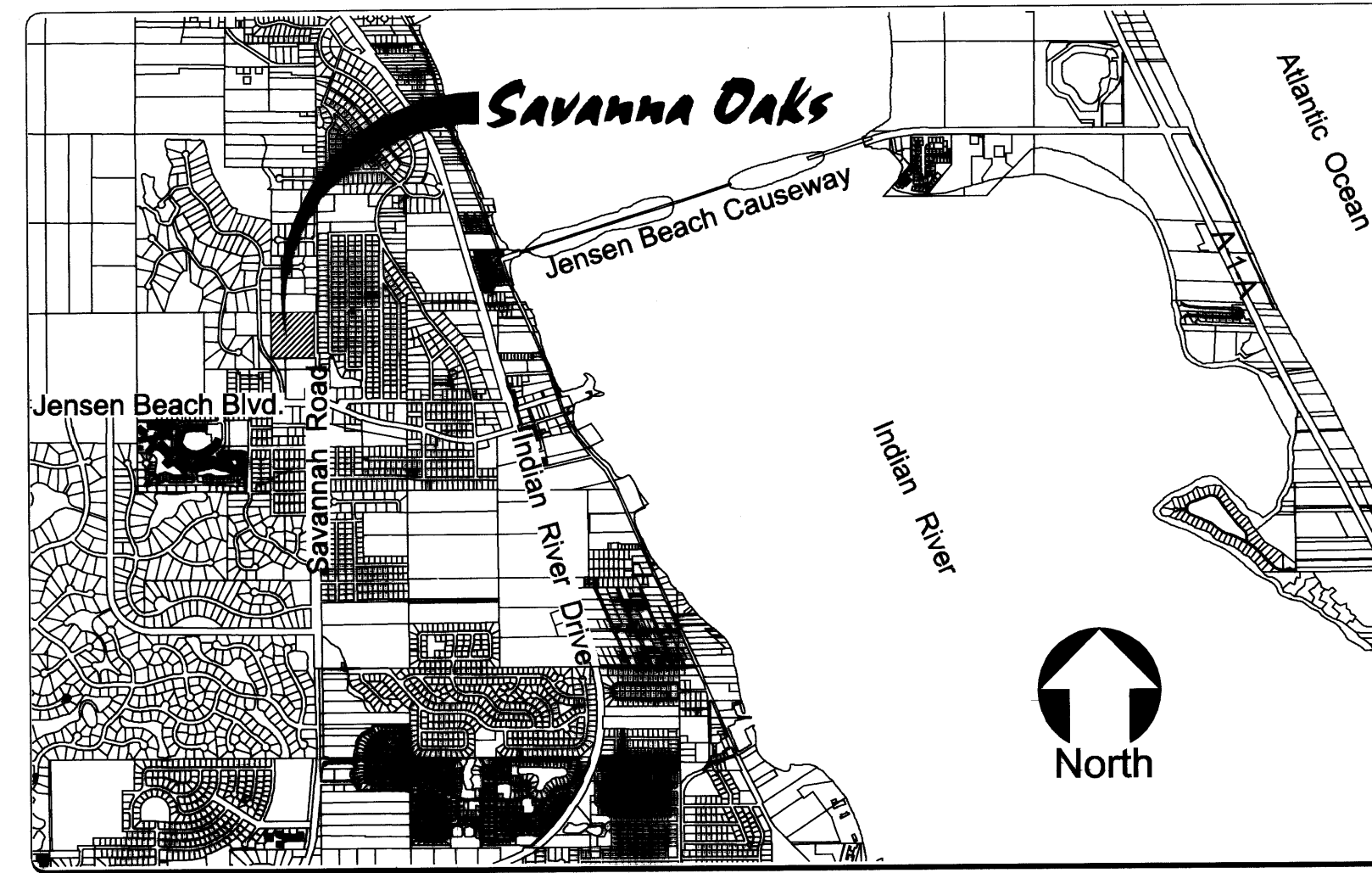
Eric B. Holly  
ERIC B. HOLLY  
Notary Public, State of Florida at Large  
Commission No: CC984527  
My commission expires: December 16, 2004



A Plat of

# SAVANNA OAKS

Being a Subdivision of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 21, Township 37 South, Range 41 East, Martin County, Florida



VICINITY MAP  
1" = 2400'

**NOTES**

- Benchmark elevations as shown are reference to the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), and are referenced to the Martin County Benchmark stamped JBS-1 Martin County 1984, elevation 18.333.
- Bearings refer to the West Right of Way Line of N.E. Savannah Road, having a Bearing of N00°02'34"W
- All lot lines on curves are Radial unless otherwise noted.
- Coordinates shown hereon are based upon the North American Datum of 1983/1990 Adjustment, State Plane Transverse Mercator Projection, Florida East Zone, US Survey Feet Units.
- The National Flood Insurance Program designation as indicated on the F.E.M.A. Map Panel No. 12085c0151 F, Dated October 4, 2002, Locates the parcel in Zone X, subject to any scaling and interpolation factors associated with mapping of this accuracy.
- In the event that Martin County disturbs the surface of a private street due to maintenance, repair or replacement of a public improvement located therein, then the county shall be responsible for restoring the street surface only to the extent which would be required if the street were a public street, in accordance with county specifications.

**LEGEND AND ABBREVIATIONS**

- o = Set P.C.P. (Permanent Control Point), a Set P.K. Nail with Disk Stamped "Aslan, Inc. P.S.M. 3336".
- ⊙ = Set P.C.P. (Permanent Control Point), a Set 5/8" Iron Rod with Cap Stamped "Aslan, Inc. P.S.M. 3336".
- = Set Permanent Reference Monument, a Set 4"x4" Concrete Monument with Disk Stamped "ASLAN, Inc. P.S.M. 3336".
- NGVD = National Geodetic Vertical Datum
- R. = Arc Radius
- L. = Arc Length
- Δ = Arc Included Angle
- Ch. Brg. = Arc Chord Bearing
- P.S.M. = Professional Surveyor and Mapper
- P.K. Nail = Parker-Kalon Nail
- F.E.M.A. = Federal Emergency Management Agency

**COUNTY APPROVAL**

This plat is hereby approved by the undersigned on the dates indicated.

11-23-04 Date [Signature] County Surveyor and Mapper  
11-23-04 Date [Signature] County Engineer  
12/2/04 Date [Signature] County Attorney  
12/3/04 Date [Signature] Chairman, Board of County Commissioners  
BCC 8-24-04 ATTEST:  
[Signature] Clerk  
[Signature] By: Janina M. Roberts

PREPARED BY: Eric B. Holly, P.S.M.  
  
**ASLAN, INC.**  
 CONSULTANTS • PLANNERS • SURVEYORS  
 LAND INFORMATION SERVICES  
 2440 S.E. Federal Highway - Suite 700  
 Stuart, FL 34994 772.288.4880 Fax 288.0128

**NOTICE**  
 1. This plat, as recorded in its original form in the public records, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**CLERK'S RECORDING CERTIFICATE**

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 99, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 14 DAY OF Dec., 2004.

MARSHA EWING, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NUMBER 1798915 BY Janina M. Roberts  
DEPUTY CLERK

21-37-41-013-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

**LEGAL DESCRIPTION**

The North half (1/2) of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 21, Township 37 South, Range 41 East, Martin County, Florida,

And

The South half (1/2) of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 21, Township 37 South, Range 41 East, Martin County, Florida, LESS the Easterly 37 Feet of the Southerly 186.68 feet thereof.

All of the above containing 429,506 Square Feet, or 9.860 Acres, more or less.

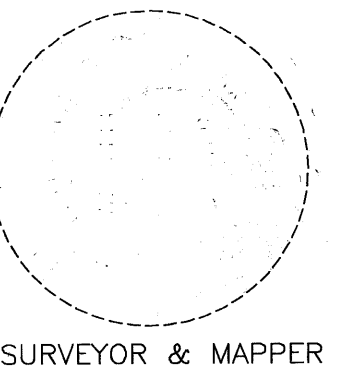
**CERTIFICATE OF SURVEYOR AND MAPPER**

I, Eric B. Holly, hereby certify that this plat of Savanna Oaks is a true and correct representation of the lands surveyed, that such survey was made under my responsible direction and supervision; that such survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments have been placed, as required by law; that Permanent Control Points will be set for the required improvements within the platted lands; that Lot Corners will be set; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and applicable ordinances of Martin County, Florida.

ASLAN, INC.

2440 SE Federal Highway, Suite 700  
Stuart, FL 34994  
Florida Certificate of Authorization No. LB 5715

[Signature]  
ERIC B. HOLLY  
Professional Surveyor & Mapper  
Florida Registration No. 3336



**TITLE CERTIFICATION**

I, Robert S. Kramer, Esq. a member of the Florida Bar, hereby certify that as of Oct 7<sup>th</sup>, 2004, at 8:00 AM:

- Record title to the land described and shown on this plat is in the name of the limited liability company executing the Certificate of Ownership and Dedication hereon.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows: that certain mortgage dated July 29, 2003, and recorded in Official Records Book 1810, Page 691, Public Records of Martin County, Florida.
- All taxes that are due and payable pursuant to Section 197.192, F.S., have been paid.

DATED this 21<sup>st</sup> day of OCTOBER, 2004.

[Signature]  
Robert S. Kramer, ESQ.  
Florida Bar No. 602884  
853 S.E. Monterey Commons Blvd.  
Stuart, Florida 34996

**MORTGAGEE'S CONSENT TO PLAT**

Eddie Joe Huggins hereby certifies that he is the holder of that certain mortgage, lien or encumbrance on the land described hereon, dated July 29, 2003, and recorded in Official Records Book 1810, Page 691, and does hereby consent to the dedication hereon and does subordinate his mortgage, lien or encumbrance to such dedications.

SIGNED this 21<sup>st</sup> day of Oct, 2004.

By: [Signature]  
Eddie Joe Huggins  
2520 S.E. Willoughby Blvd.  
Stuart, FL 34994

Witness [Signature]  
Print Name ALISON BUTLER

Witness [Signature]  
Print Name SHELIA MACEE

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, the undersigned notary public, personally appeared Eddie Joe Huggins, to me well known, and he acknowledged that he executed such Mortgagee's Consent. He is: [X] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida at Large  
State of Florida at large  
Commission No: DD216493  
My commission expires: 6/4/08

